

Douglass Township Planning Commission  
3521 W. McBrides Rd  
Stanton, MI 48888  
989-762-8014

Regular Meeting Minutes  
Oct. 30, 2024  
7:00 pm

**Call to order** 7 pm

**Pledge Of Allegiance** recited

**Roll Call Present:** Matt Moorman, Rick Baldwin, Melissa Bannen, Jon Bailey, Eric Tester, Mike Swan, Kathy Rasmussen

**Approval of agenda items**

Kathy asked to add Marijuana Ordinance from 2017 to agenda for clarification. Eric Tester made a motion to accept the agenda with the addition of the Marijuana Ordinance, seconded by Mike Swan. Ayes: 7 Nays: 0 Motion passed.

**Approval of Minutes from Special Meeting/Public Hearing 10/9/2024**

Mike Swan made a motion to approve the minutes as written, seconded by Jon Bailey. Ayes: 7 Nays: 0 Motion passed.

**Public Comments on agenda items** opened and closed at 7:03 pm

Citizen	Comment
Sara Beechy	Asked that the height of Lake houses be on agenda if not already (it is).

**New Business**

Violations timeline, Solar, Wind, Battery Storage and Overlay District adoption

- The Board approved these at their Oct. 16 meeting, with the deletion of one parcel.
- It was published in the Daily News on Oct. 22 and has taken effect.

Camping

- Reviewed Winfield and Belvidere Township ordinances
- PC reached consensus that this is covered in the zoning book and issues that come up need to be enforced

Flat River Zoning District

- There is uncertainty if the 2017 amendment to this district was published, as well as a question on the size of signs permitted in the district.
- PC discussed allowing signs up to 6 feet-as the sign issue was recommended in 2017 but not written in amendment.

- Eric Tester made a motion to keep the setback distances at 400 feet, allow 6 foot signs, and remove the last sentence regarding commercial signs, seconded by Kathy Rasmussen. Ayes: 7 Nays: 0 Motion passed.

#### Marijuana Ordinances

- There is uncertainty if the Recreational and Medical ordinances from 2017 were published, so follow up is needed.
- PC questioned if these are now obsolete with the new regulations about Marijuana statewide
- PC needs clarification from attorney on how to proceed with this

#### Height of Lake houses and number of variances

- The current ZBA variance request for height on lake house is the first one this year-it is unclear how many have been requested/granted over the past years
- Consultation with the attorney led ZBA to bring this to PC for discussion
- Currently lake residential homes' height is limited to 25 feet while the rest of the zones are 35 feet as well as county building code.
- PC reached consensus that increasing height on lake houses should be discussed at public hearing to get lake resident input
- Kathy Rasmussen made the motion to recommend increasing the height of lake houses and sending this question to public hearing, seconded by Jon Bailey. Ayes: 7 Nays: 1 Motion passed

#### Lake Stanton zoning to Lake Residential District?

- According to the zoning map, Lake Stanton is not in the Lake residential district
- PC reached consensus that no action needs to be taken, as there has been nothing brought up regarding issues with this

#### PC members' terms expiring Dec. 2024 (Rick, Melissa and Jon)

- PC members whose terms are expiring should let Cindy Shick know of their interest in remaining on PC

### **Committee Reports**

#### Eric Tester Board Liaison

- Reiterated board adopting ordinance and amendments

#### Dave Kelsey Zoning Administrator

- Reported that there have been two new home inspections completed as per the new township rules of three inspections each
- Reported that there have been three permits approved: one for storage building. One for screen porch over deck, and one for land division

### **Old Business**

#### Short term rentals

- Follow up from previous meeting-PC decided to take no action on this issue as zoning book would cover any issues that arise

#### Zoning book updating

- Updating the amendments and format of the zoning book to make it more user friendly is in process
- It will need to go to a Public Hearing for codification once all the amendments are put in the correct sections

**Public Comments** opened at 8:55 pm and closed at 8:56 pm

Citizen	Comments
Brandon Stilwell	Thanks PC for looking at the height issue

**Further commission discussion**

Kathy Rasmussen made a motion to schedule a special meeting/public hearing on Jan. 29, 2025 either before or as part of the regular meeting regarding the Flat River Zoning District, increasing height of lake houses, updating of zoning book, and possibly the Marijuana ordinance (depending on attorney advice), seconded by Eric Tester. Ayes: 7 Nays: 0 Motion passed.

**Next meeting date**

January 29, 2025

**Adjourn**

Eric Tester made motion to adjourn, seconded by Jon Bailey. Ayes: 7 Nays: 0 Meeting adjourned at 9 :00 pm

Respectfully submitted,

Kathy Rasmussen  
Douglass Township Planning Commission Secretary